

1484-227

Given under my hand and official seal this 16th day of October, 1930.

(C.W.B. Notarial Seal)  
(Com. Ex. Sept. 4, 1932)

C. W. Bryant  
Notary Public in and for the State of  
Washington, residing at Seattle.

Filed for record at request of C. W. Cook, Oct. 23, 1930 at 30 min past 2 P M

GOJBB

George A. Grant, County Auditor

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2637802

Hillman Investment Company  
To  
John Cabioch,

Real Estate Contract

REAL ESTATE CONTRACT

IT IS HEREBY MUTUALLY AGREED, by and between Hillman Investment Company, a corporation, of Seattle, State of Washington, the party of the first part, and John Cabioch, 125 Harrison St. Seattle, a bachelor, the party of the second part, that said party of the first part will sell to said party of the second parties heirs or assigns, and the said party of the second part will purchase of said parties of the first part, its successors or assigns, the following described lot, tract, or parcel of land, situated in King County, State of Washington, to-wit:

OK CDH

Lots 28 & 29, Blk. 22 Twenty two, Division Three, University Lake Shore Addition, per recorded plat thereof on file in King County Auditors office, Kings County Court House at Seattle, Washington. Sold subject to owners approval. Subject to remaining water assessments.

OK CDH

with the appurtenances thereunto belonging, on the following terms:

1st. The purchase price for said land is Nine Hundred and Seventy Five Dollars of which the sum of Two Hundred and Fifty Dollars has this day been paid as earnest; the receipt whereof is hereby acknowledged by the said parties of the first part; and the further sum of ten dollars or more dollars to be paid on or before the Tenth day of October, A.D. 1930, and the further sum of Ten Dollars or more Dollars to be paid on or before the Tenth day of each and every month thereafter until the balance of Seven Hundred and Twenty five Dollars has been fully paid, with interest on the unpaid installments from date at the rate of six per cent per annum, payable semi-annually.

All payments to be made to the Collection Department of the National Bank of Commerce, Second Avenue and Spring Street, Seattle, Washington, to the credit of the Hillman Investment Company.

2nd. The party of the second part shall also pay before the same becomes delinquent all taxes and assessments which may be levied or may accrue against said lands, or any part thereof, from this day.

3rd. Said land to be conveyed by a good and sufficient warranty deed to said party of the second part when said purchase price shall have been fully paid.

4th. The party of the second part agrees to keep all buildings now upon or hereafter placed upon said premises insured, payable to the first party as its interest may appear, in as large a sum as reliable insurance companies will carry.

5th. Party of the first part will give some flower bulbs and some grass seed free of charge to party of the second part, to be put on said property at second party expense.

6th. Time is the essence of this contract and in case of failure of the said party of the second part to make either of the payments or perform any of the covenants on his part, this contract shall be forfeited and determined at the election of the said party of the first part and the said party of the second part shall forfeit all payments made by him on this contract and such payments shall be retained by the said party of the first part in full satisfaction and liquidation of all damages by it sustained; and it shall have the right to re-enter and take possession of said lands and premises and every part thereof.

7th. The party of the second part can transfer and sell this contract to any desirable people of the Caucasian race only.

8th. Any and all work done by second party on above described property is to be done at the second partys expense.

Witness our hands and seals in duplicate this 10th day of Sept. A.D. 1930.

Signed, sealed and delivered in presence of  
E. Jeanette Moffitt

Hillman Investment Company (Seal)  
By C. D. Hillman Pres.  
By Wayne Hillman (Seal)  
John Cabioch (Seal)

STATE OF WASHINGTON ) SS  
COUNTY OF KING

ON THIS 23rd day of October, A.D. 1930, before me, John A. Moyer, a Notary Public, personally appeared Clarence D. Hillman, the President of the Hillman Investment Company, incorporated to me known to be the President of the corporation that executed the within and foregoing instrument, and acknowledged

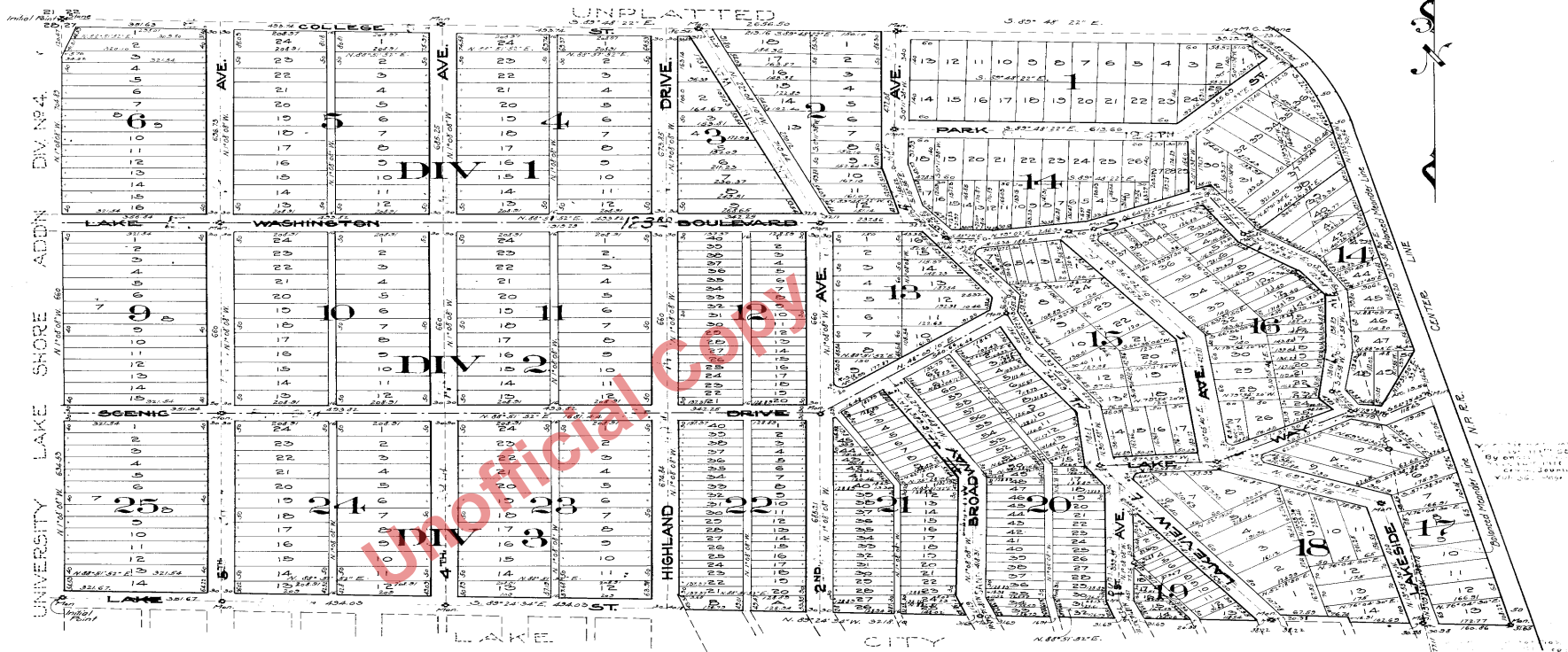
OK  
C.D. Hillman

# UNIVERSITY LAKE SHORE ADDITION

## DIVISIONS 1, 2 AND 3

SCALE: 1"=200'

H.M. LOVE, ENGR.



### DESCRIPTION

This plat of University Lake Shore Addition, comprising all of the following described property, situate in the North 1/2 of Section 36, T. 26 N. R. 4 E. W. 1/2, of the County of King, State of Washington, to-wit: 21-22-27-28, thence S. 83° 22' E. 267.63, S. 35° 10' 30" E. 116.83, S. 22° 12' 20" E. 219.94, S. 13° 55' 30" E. 177.6, N. 83° 24' 34" W. 321.8, N. 1° 08' 08" W. 192.9, 42' to point of beginning. The Initial Point is the monument 30' south of the S.W. corner of Block 25.

All distances and the widths of streets and alleys are as shown on the plat in feet. The Monuments are concrete, with copper centers.

I hereby certify that the plat of University Lake Shore Addition is based on an actual survey and subdivision of Sec. 27, T. 26 N. R. 4 E. W. 1/2, that the courses, distances and angles as shown thereon are correct. That the Monuments have been set and lot and block corners staked on the ground. Signed: H.M. Love.

Approved by the Board of County Commissioners of King County, Washington, this 23 day of Feb. A.D. 1910. Attest Otto A. Case, Secretary of the Board of County Commissioners. By M.P. Wardall, Deputy.



### DEDICATION

Know all men by these presents, that the American Investment and Improvement Company, a corporation, and C.D. Hillman, mortgagee, owners in fee simple of the land above described, does hereby declare this plat and does hereby dedicate to the use of the public forever, all streets, avenues and alleys shown thereon.

In witness whereof the said American Investment and Improvement Company, by a resolution of its board of trustees, has caused these presents to be subscribed by its President and attested by its Secretary, and its corporate seal to be hereunto affixed this 25th day of January, A.D. 1910.

American Investment and Improvement Company Signed and sealed by H.L. Hillman, its President, in the presence of: Attest D.H. Lee, its Secretary, C.D. Hillman, Mortgagee. 667681

Filed for record at the request of Horner Hillman, Feb. 23-10, at 41 minutes, past 11 A.M. and recorded in Volume 18, page 81. Records of King County. by J.W. Jones, Auditor. Deputy: Julius Hoch, Draftsman.



### ACKNOWLEDGMENT

State of Washington, S.S. County of King. On this 25th day of January, A.D. 1910, before the undersigned, a Notary Public, personally appeared H.L. Hillman, President and D.H. Lee, Secretary of the Corporation that executed the within and foregoing Dedication and C.D. Hillman, mortgagee, and acknowledged the said instrument to be the free and voluntary act of said corporation, and said mortgagee for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In witness whereof I have hereunto set my hand and affixed my official seal this 25th day of January, A.D. 1910. Z. O. Loreman.

Notary Public in and for the State of Washington, residing at Seattle.

Examined and approved this 21 day of Feb. A.D. 1910. J. R. Morrison, County Engineer.

